



# Town of Carlisle

MASSACHUSETTS 01741

## Office of PLANNING BOARD

### MINUTES

Meeting of July 8, 1985

Present: Raftery, Davis, Leask, Sillers, Clarke, Chaput and Sherr

The minutes of June 25, 1985 were amended to add that Steve Davis was present.

#### Suffolk Lane

A letter was received from William McNary requesting the withdrawal of the preliminary plan without prejudice for the Suffolk Lane extension subdivision. It was voted to allow the withdrawal.

#### Proposed Rules and Regs for Common Driveways

Jack Leask suggested that pork chop lots be at least four acres in the chop itself exclusive of the leg. Limiting the length of common driveways and requiring higher construction standards were discussed as possible changes.

George Foote suggested that instead of the legs of the pork chop being on the street frontage, there should be a common area with very limited development for the frontage area.

Don Stokes suggested three criteria:

1. keeping rural character,
2. safety,
3. controlling or slowing growth for any proposed changes.

Bill McNary reported that it costs \$40/foot to build a common drive to new standards and \$35/foot to build without paving; \$100-\$150/foot to build to subdivision standards. Bill suggested we look at Westford's R factor zoning for lots which guarantees a useable, regularly shaped lot. Chaput will check on this.

Tom summarized the proposed changes to the Common Drive Rules and Regulations:

1. Length limitation of common drive -- 1,000 feet,
2. engineer's certification of driveway construction,
3. paved width of 16 feet.

He will send these on to CV&P. We will also consider changes to the pork chop to make the "chop" 2 acres.

The next meeting will be July 22.

The meeting adjourned at 10:30 P.M.

Respectfully submitted,

Vivian F. Chaput

Meeting reopened: Carlisle Trails Association members presented a plan showing existing trails that they would like to preserve through easements. Judy Lane (369-8763) has the plan for reference.